001.A	0001	0046.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	873,400	/	873,400
USE VALUE:	873,400	/	873,400
ASSESSED:	873,400	/	873,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1:	MABIUS MIHAELA & DAVID
Owner 2:	
Owner 3:	
Street 1:	46 MAGNOLIA ST UNIT B
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACOBSON MARC & SHARON -
Owner 2:	-
Street 1:	46 MAGNOLIA ST UNIT B
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Asbestos Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	870,100	3,300		873,400
Total Card	0.000	870,100	3,300		873,400
Total Parcel	0.000	870,100	3,300		873,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.12 | /Parcel: 490.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	313018
GIS Ref	
GIS Ref	
Insp Date	05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 001.A-0001-0046.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	857,300	3300	.		860,600	860,600	Year End Roll	12/18/2019
2019	102	FV	746,600	3300	.		749,900	749,900	Year End Roll	1/3/2019
2018	102	FV	661,500	3300	.		664,800	664,800	Year End Roll	12/20/2017
2017	102	FV	603,900	3300	.		607,200	607,200	Year End Roll	1/3/2017
2016	102	FV	546,200	3300	.		549,500	549,500	Year End	1/4/2016
2015	102	FV	551,200	3300	.		554,500	554,500	Year End Roll	12/11/2014
2014	102	FV	526,000	3300	.		529,300	529,300	Year End Roll	12/16/2013
2013	102	FV	462,900	3300	.		466,200	466,200		12/13/2012

!15853!

PRINT

Date	Time
12/11/20	05:31:37

LAST REV

Date	Time
10/26/20	09:53:19
danam	

USER DEFINED

Prior Id # 1:	242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACOBSON MARC &	67830-65		8/17/2016		761,000	No	No		
DEDHAM DEVELOPM	56756-475		4/20/2011		542,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	760	Redo Bas	15,100	C				
7/14/2020	776	Redo Bas	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
8/28/2013	Info Fm Plan	BR	B Rossignol
1/24/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8244																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.23922563
Const Adj.:	0.94990498
Adj $ / SQ:	347.258
Other Features:	90626
Grade Factor:	1.10
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	975480
Depreciation:	105352
Depreciated Total:	870128

COMMENTS

GLA=1782 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
88	001.A-0001-0046.B		7/1/1998	290,000
84	001.A-0001-0046.B		9/1/1998	281,000
83	001.A-0001-0046.B		6/24/1998	298,000
82	001.A-0001-0046.B		10/2/1998	295,000
82	001.A-0001-0046.B		2/9/1998	200,000
81	001.A-0001-0046.B		11/17/1998	275,000
WtAv$/SQ:		AvRate:	83.33	Ind.Val 211660.6000

Juris. Factor:	1.00	Before Depr:	477.48
Special Features:	0	Val/Su Net:	488.27
Final Total:	870100	Val/Su SzAd	488.27

SKETCH

UnSketched SubAreas:
GLA: 1782,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,782	347.260	618,814

Net Sketched Area:	1,782			Total:	618,814
Size Ad	1782	Gross Are	1782	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.A-0001-0046.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1925	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300